| 042.0 | 0007 | 0001.A | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 568,400 / 568,400 |
| | | | | | USE VALUE: | 568,400 / 568,400 |
| | | | | | ASSESSED: | 568,400 / 568,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 84 | | WARREN ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MINNITI ANTHONY |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 84 WARREN ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | ADAMS SEAFOOD INC - |
| Owner 2: | - |
| Street 1: | 84 WARREN ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 2,800 Sq. Ft. of land mainly classified as Res. / Comm. with a Mixed Old Building built about 1910, having primarily Aluminum Exterior and 3092 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | B2 | NEIGH BUS | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 325 | 1400.000 | 165,800 | | 118,400 | 284,200 |
| 101 | 1400.000 | 165,800 | | 118,400 | 284,200 |
| Total Card | 0.064 | 331,600 | | 236,800 | 568,400 |
| Total Parcel | 0.064 | 331,600 | | 236,800 | 568,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 183.83 | /Parcel: 183.8

**Legal Description**

**User Acct** 29668

**GIS Ref**

**GIS Ref**

**Insp Date** 11/18/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 042.0-0007-0001.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 031 | FV | 331,600 | 0 | 2,800. | 233,000 | 564,600 | 564,600 | Year End Roll | 12/18/2019 |
| 2019 | 031 | FV | 269,800 | 0 | 2,800. | 217,400 | 487,200 | 487,200 | Year End Roll | 1/3/2019 |
| 2018 | 031 | FV | 269,800 | 0 | 2,800. | 194,100 | 463,900 | 463,900 | Year End Roll | 12/20/2017 |
| 2017 | 031 | FV | 269,800 | 0 | 2,800. | 170,800 | 440,600 | 440,600 | Year End Roll | 1/3/2017 |
| 2016 | 031 | FV | 269,800 | 0 | 2,800. | 128,100 | 397,900 | 397,900 | Year End | 1/4/2016 |
| 2015 | 031 | FV | 265,200 | 0 | 2,800. | 116,500 | 381,700 | 381,700 | Year End Roll | 12/11/2014 |
| 2014 | 031 | FV | 265,200 | 0 | 2,800. | 116,500 | 381,700 | 381,700 | Year End Roll | 12/16/2013 |
| 2013 | 031 | FV | 265,200 | 0 | 2,800. | 116,500 | 381,700 | 381,700 | | 12/13/2012 |

!3598!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 18:48:40 |

**LAST REV**

| Date | Time |
|---|---|
| 04/09/19 | 14:26:57 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3598

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ADAMS SEAFOOD I | 1240-139 | | 8/1/2001 | Inc Per Prop | 510,000 | No | No | | SEE PARCEL 1.B KEY 29677 |
| | 944-174 | | 4/1/1981 | | 90,000 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/19/2001 | 40 | Sign | 600 | C | | | | |
| 8/6/2001 | 648 | Alterati | 1,500 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/18/2018 | MEAS&NOTICE | CC | Chris C |
| 4/1/2009 | Measured | 201 | PATRIOT |
| 10/24/2001 | MLS | MM | Mary M |
| 4/12/2000 | Meas/Inspect | 197 | PATRIOT |
| 12/1/1983 | | SL | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 29668 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 325 | Store | | 2800 | 6,303 | Sq. Ft. | Site | | 0 | 30.5 | 2.77 | CA | | | | | | | | | 236,840 | 101 | 50 | | | | 236,800 | |

Total AC/HA: 0.06428 | Total SF/SM: 2800 | Parcel LUC: 013 | Res. / Comm. | Prime NB Desc: COMM AVG | Total: 236,840 | Spl Credit | Total: 236,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 52 - Mixed Old | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1910 | Eff Yr Blt: | |
| Alt LUC: | 101 | Alt %: | 50 |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 5 - Lino/Vinyl | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | Yes | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 3 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 120.00 |
| Size Adj.: | 0.98958600 |
| Const Adj.: | 0.98505002 |
| Adj $ / SQ: | 116.975 |
| Other Features: | 73532 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 480511 |
| Depreciation: | 148958 |
| Depreciated Total: | 331552 |

## COMMENTS

ADVANCED MOBILE ELECTRONICS (CLOSED).
FACTOR W/LOT 1B.

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 8 | BRs: 3 | Baths: 1 | HB 1

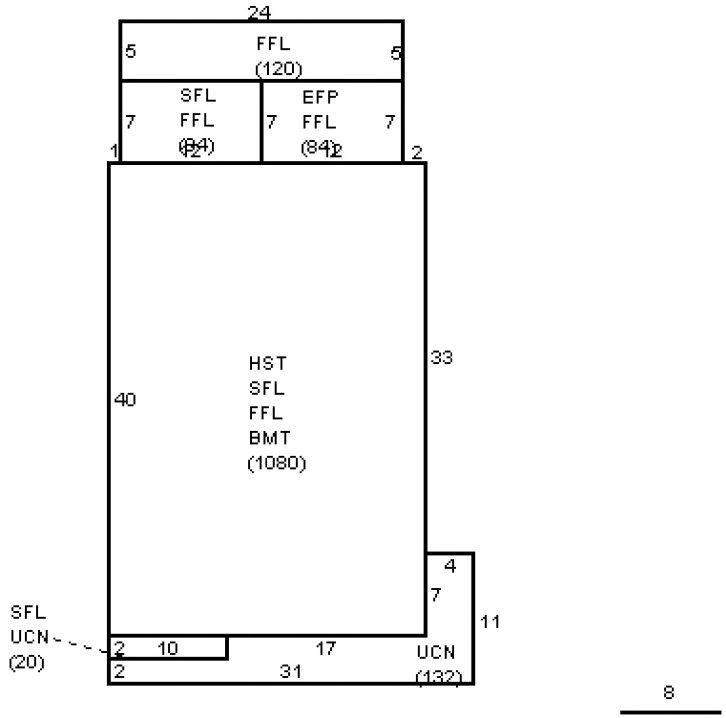
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | M |
| Totals | | | |
| 1 | 8 | 3 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,368 | 116.980 | 160,022 |
| SFL | Second Floor | 1,164 | 116.980 | 136,159 |
| BMT | Basement | 1,080 | 35.090 | 37,900 |
| HST | Half Story | 540 | 116.980 | 63,167 |
| UCN | Canopy | 152 | 16.170 | 2,458 |
| EFP | Enclos Porch | 84 | 58.740 | 4,935 |
| SFL | Second Floor | 20 | 116.970 | 2,340 |
| | Net Sketched Area: | 4,408 | Total: | 406,981 |
| Size Ad | 3092 | Gross Are | 4948 | FinArea 3092 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| FFL | 100 | RTL | 100 | A | 1 |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 116.98 |
| Special Features: | 0 | Val/Su Net: | 75.23 |
| Final Total: | 331600 | Val/Su SzAd | 107.24 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

PARCEL ID: 042.0-0007-0001.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

More: N | Total Yard Items: | Total Special Featues: | Total: